

A MONUMENTAL PRESERVATION TASK – THE SPRECKELS SUGAR FACTORY

An agreement between the Spreckels Sugar Company and the Monterey Historical Society staved off the wrecking ball for the 1897 Spreckels sugar factory (attributed to William H. Weeks) in Spreckels, California. At one time the sugar beet industry dominated the Salinas and Monterey Bay area, now known worldwide as Steinbeck Country. Actually, Steinbeck once worked as a night-chemist on the sixth floor of the building.

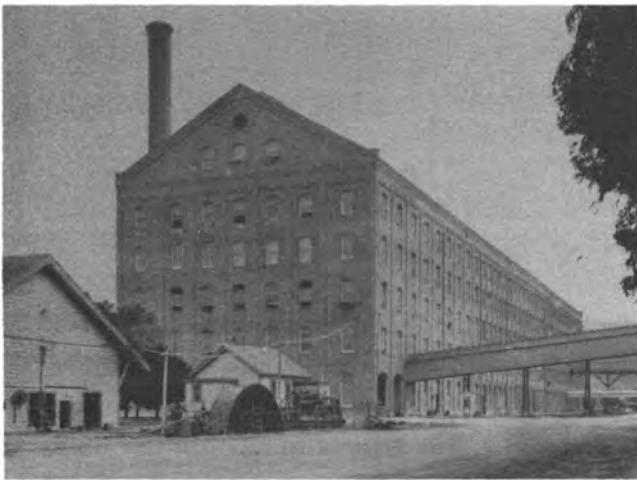


Photo (circa 1907) credit: Spreckels Sugar Company

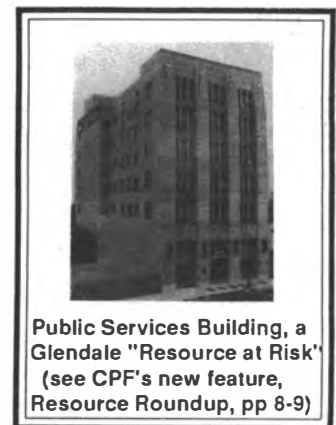
Already a self-made millionaire in the 1890s, Claus Spreckels went to Germany to work as a laborer in a sugar beet factory for several years and came back with state-of-the-art expertise as well as an industry-wise plan of attack. He met with the area farmers, discussed his plan, set the direction and then went ahead, creating a new future for the farmers. He invented an irrigation system and built his own railroad, the Pajaro Valley Consolidated, enabling them and his company to deliver produce to Moss Landing, where the goods were shipped all over the world. Spreckels chose to overwhelm America with the largest brick building of its kind, an imposing structure gracing the

plains of the valley and nestling up against the foothills as a monument to agriculture.

Now, almost 100 years later, the plan to save this building must be just as dramatic. Early indications are that a for-profit project will face difficulties in this weak market area – the Spreckels Company commissioned a limited feasibility study done by Page & Turnbull to test several options. "Friends of Spreckels," however, see the historical building playing a big educational role as a museum instead, exploring the region's agricultural past as well as promoting rural revitalization by combining conservation of agricultural land with other adaptive uses.

Monterey County's two industry giants are agricultural and tourism. The area's beauty and major sites such as the Monterey Aquarium will always attract families. The "Friends" think a new museum is the best use for the historic building. Early plans include a high-tech theater, where you could actually see things grow in front of your eyes – even the smells could be simulated. This is would be a hands-on learning opportunity for children, revealing the current industry and its history to new generations who think food comes from the market.

The "Friends" challenged a "negative declaration" and, under the legal settlement, have five years to obtain a building permit for a re-use project. This five-year period is broken into segments during which
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Public Services Building, a Glendale "Resource at Risk" (see CPF's new feature, Resource Roundup, pp 8-9)

A MESSAGE FROM THE PRESIDENT

As you can see we have instituted some new features with this issue of our newsletter, including brief news items from around the state titled "Resource Roundup," and a Landmarks Commission page. These features are a perfect opportunity for members to help us keep the rest of the state informed. We have also added an acknowledgment of members and contributors. We have been gratified by your response to our efforts to build the organization. Thank you.

In Sacramento, we have continued to meet with representatives of the Resources Agency and OHP regarding legislation to establish a comprehensive State Register of Historic Resources. Assistant Secretary for Resources Carol Whiteside has been instrumental in bringing us together with the League of California Cities to work out the details of a bill which can achieve broad support. We are very hopeful that this will be the year when one of the centerpieces of the 1984 Heritage Task Force Report will be realized. We will keep you posted.

While we anxiously await the appointment of a new SHPO, we are sorry to have to say goodbye to Kathryn Gualtieri and would like to express our thanks for her years of dedicated service and leadership.

We are looking forward to seeing all of you at the Eureka conference in April. In addition to the tours and educational programs, we will again conduct our annual auction at the Eureka Inn. Traditionally, the auction has been one of our major sources of revenue. We anticipate a number of interesting and unusual items at bargain prices, so don't miss it. If you can help us by donating an auction item, please contact Christy Johnson McAvoy who is heading the auction at (213) 469-2349 or your local Trustee.

William F. Delvac

MURPHY NAMED DPR DIRECTOR

Governor Pete Wilson's appointment of Donald Murphy as California's Director of Parks and Recreation bodes well for preservationists, according to the "acting SHPO" Steade Craigo. Murphy, who replaced Henry Agonia, believes DPR's mission is "to provide for the health, inspiration and education of the people of California by preserving the state's most valued natural and cultural resources and by providing for high-quality recreational experiences." Craigo added that the new DPR chief supports enactment of a California Register of Historic Places, one of CPF's highest legislative priorities, and wishes to continue the efforts of the Preservation Task Force formed seven months ago by Resources Secretary Douglas Wheeler.



Murphy (a graduate of UC San Diego in molecular biology) started from scratch in DPR as a park ranger and has steadily advanced. He is a board member of the Planning and Conservation League and a former president of the California State Park Rangers Association. He comes to the Director's job from his position as superintendent of the state's Big Sur park district.

Murphy's department includes the Office of Historic Preservation which has been without its chief officer, Kathryn Gualtieri, since December. Kathryn, well known and respected by the California preservation community, retired to private life after six years as SHPO. Craigo, a restoration architect and 14-year OHP veteran, will head the office until Gualtieri's successor is named.



NEW CPF TRUSTEES CANDIDATES

Nomination Committee Chairman Wayne Donaldson reports that five new names appear on this year's board slate. David Cameron and David Shelton have served their two full terms while Terry Kenaston and Denise Rosko have chosen not to seek reelection. The board is recommending a slate of seven people to the membership for election at the Annual Meeting at the Eureka Conference on Saturday, April 26.

Incumbants **Jane Carter (Colusa)** and **Vincent Marsh (San Francisco)** are nominated to second three-year terms on the board. Jane is a prominent Northern California citizen preservationist. Vincent is Secretary to San Francisco's Landmarks Preservation Advisory Board.

The five new candidates are:

Arlene Banks (Claremont) is an Associate Planner for the City of La Verne, working in advance planning and overseeing the city's historic preservation activities. Prior to this she worked for the consulting firm AEGIS in Claremont and, while there, helped write the preservation ordinance for the city of Redlands (part of a package which won a CPF award). Arlene has her Masters in Urban Planning from Cal Poly, Pomona, and served on the Claremont Planning Commission from 1979 through 1987, the last two years as Chair. She staffed Rancho Cucamonga's Historic Preservation Commission (1988- 89), doing pioneering research on the Mills Act, and has served on numerous committees dealing with low-income housing.

Michael Krakower (South Pasadena), a licensed civil and structural engineer in California, is a principal with the firm of Kariotis and Associates in South Pasadena. A graduate of the architectural engineering curriculum at Cal Poly, San Luis Obispo, Mike has been involved with earthquake hazard reduction of historic buildings throughout the state of California. His professional affiliations include Structural Engineers Association of Southern California (SEAOC) and the American Society of Civil Engineers (ASCE). He served as a consultant to the National Trust, California Preservation Foundation

and the Community Redevelopment Agency of Los Angeles on projects related to earthquake damage assessment and adaptive reuse of historic churches and commercial buildings. Presently he is involved with reuse schemes and preservation strategies for the historic Scripps Hospital in La Jolla, the Spreckels Sugar Mill in Salinas and Glendale's Alex Theater.

Ruthann Lehrer (Santa Monica) is Neighborhood and Historic Preservation Officer for the City of Long Beach, where she has helped establish five new historic districts, expand two, double the City's inventory of designated landmarks and pass an upgraded ordinance in her three year tenure there. A UCLA graduate (M.A. in urban planning), Ruthann was the first Executive Director of the L. A. Conservancy – she now serves on its board. During her tenure (1981-87) the LAC grew into a broad-based, influential organization. She also was a visiting lecturer in preservation for five years at UCLA's Graduate School of Architecture and Urban Planning.

James Lutz (Fresno), a UC-Berkeley architecture school graduate, is a founding partner of Kennedy Lutz Architecture which handles institutional, commercial and residential work as well as historic preservation projects. He serves on the City of Fresno's recently created Tower District Design Review Committee and his firm just received a 1991 CPF Design Award for the restoration of the Tower Theatre which defines and centers the district.

Robert E. Mackensen (Sacramento) has served on the State Historical Building Safety Board (SHBSB) for the past eight years as the representative of the State Architect. In December, 1991, Bob was appointed executive director of the SHBSB. Prior to his work at the Office of the State Architect, he was staff preservation architect at the Office of Historic Preservation during the height of the historic preservation investment tax credit program.

The Board of Trustees is recommending this slate be elected to fill the seven board positions. Additional nominations are possible and can be presented to the Annual Meeting. To nominate others the CPF bylaws require you do so "...by means of a petition signed by not fewer than the lesser of twenty members or 5% of the membership, (petition) to be received by the Secretary not less than ten days before the date of the Annual Meeting." Petitions are available from CPF's Oakland office (510/763-0972).

THREE MINUTE SUCCESSES TURN TALL TALES

The enormously popular "3 Minute Success" stories will once again be part of our annual conference. A tradition since 1978, the stories are an opportunity to share your successes, in three minutes, before a "sympathetic and encouraging" audience. This year the program will be held at Scotia's Winema Theatre, a truly remarkable and unique log structure.

Incorporated into the evening's program is a new category, appropriately termed "Tall Tales." If the facts can't quite justify a "3 Minute Success," you have the option to spin your own historic preservation "3 Minute" yarn (with slides), akin to the mighty Paul Bunyan and his faithful Babe.

Space is limited, so plan your presentation now! For an application and guidelines, please contact CPF Trustee Steve Spiller at: P.O. Box 206, Redlands, CA 92373 (714) 792-2111. The application deadline is easy to remember - **April 15, 1992.**

HUMANITIES COUNCIL FUNDS PUBLIC LECTURE

CPF has received a grant from the California Council for the Humanities to conduct a program on cultural conservation in Humboldt County. This event, which will be free and open to the public, will take place on April 23, the opening night of the 1992 California Preservation Conference, in Eureka's Masonic Hall.

The panel will present a lively interdisciplinary view of the preservation of traditional culture, setting the tone for the folklife track of the conference. Speakers will include: Loren Bommelyn, a Crescent City-based Tolowa elder who has written extensively on the preservation of Native American dance, song and language; Archie Green, nationally known for work to establish some of the first legislation protecting folklife resources and for his pioneering research on occupational folklore; and Karana Hattersley-Drayton, the former folklorist for the Golden Gate National Recreation Area and the State Historical Resources Commission and an authority on vernacular building types. The program will be moderated by Claudia Israel, Director of Eureka's Clark Memorial Museum. An discussion period and informal reception will follow the program.

Don't miss this exciting opening event!

CPF ADVERTISING OPPORTUNITIES

CPF is pleased to offer excellent opportunities for businesses and organizations to reach preservation-minded consumers statewide. Business card-sized advertisements will now be accepted for the quarterly newsletter and for materials distributed at workshop programs and the Annual Preservation Conference.

Our newsletter, *California Preservation*, reaches thousands of readers, including architects, developers, owners of historic buildings, local government representatives and preservation advocates.

Each year, we offer four workshop series in locations throughout California, each attracting a highly motivated audience of 120 to 400; the material distributed the day of the event is used as reference by participants for years to come.

Finally, the Annual California Preservation Conference has established itself as the major gathering for those in the historic preservation field. In recent years, the conference has drawn between 400 and 1000 participants; your advertisement in CPF materials will reach professionals and enthusiasts from the public, private and not-for-profit sectors.

Our special introductory fee schedule follows:

Workshop programs	\$50 each; 4 for \$150
Newsletters (beginning with Spring '92)	\$50 each; 4 for \$150
Annual Conference Program (beginning with 1992)	\$150
Special limited offer: All opportunities listed above for a full year	\$250

All advertising will be subject to the approval of the California Preservation Foundation.

The deadline for business card advertisements for the "Demystifying Development" workshop series (see article, page 11) is February 15.

For future deadlines, more information or an advertising contract, please write or call the CPF office.

CALIFORNIANS CONTINUE TO CONSERVE HOUSING & PRESERVE HISTORY

CPF applauds recent efforts of three public, not-for-profit developers, who are revitalizing significant community resources for use as affordable housing. If you would like to share information about projects in your city, please contact Elizabeth Morton at the CPF office.

The Rancho Cucamonga Redevelopment Agency has purchased the Alta Loma Heights Citrus Packing House and plans to convert it to senior housing. The packing house complex, built between 1914-47, was the catalyst for the development of the town of Alta Loma; it was later converted to a canning company. Following the completion of an adaptive use feasibility study, plans are now underway to rehabilitate the complex into a mixed use development, using both the historic rehabilitation and low income housing tax credits. The project will include 30 low income senior housing units and auxiliary commercial uses related to the needs of seniors.

The East Bay Asian Local Development Corporation (EBALDC) has entered into a contract with the San Francisco Bay Area Rapid Transit District Authority (BART) to buy the Madison Park Apartments, one of the largest apartment buildings in Oakland's growing Chinatown. The National Register structure was built in 1908 and newspaper accounts from that time heralded Madison Park as the largest and finest residential wood frame building on the West Coast. EBALDC gained the right to acquire the building after extensive negotiations with BART and strong support from a coalition of housing and preservation organizations (including CPF). The loss of this building and site to commercial or office uses would have added to the over 400 units of housing lost to institutional uses in recent years in the Chinatown neighborhood. EBALDC hopes to use the historic rehabilitation tax credit to raise equity for the project, which will provide 98 units of permanently



Madison Park Apartments

affordable housing. The rehabilitation is scheduled to be completed in late 1993.

The **California Hotel History Project** has received a \$10,000 grant from the California Council for the Humanities (CCH) to develop an exhibit based on oral histories collected on the National Register California Hotel. Oakland Community Housing Incorporated recently rehabilitated the 149 unit hotel using the historic rehabilitation and low income tax credits. The oral histories of persons associated with the hotel also trace the development of Oakland's post-war black community. According to Project director Paris Williams, the hotel, which was built in 1929, was the area's "first first-class establishment that welcomed black people."

The dramatic influx of blacks into Oakland after 1940, especially from the south, was accompanied by an exciting confluence of jazz, blues and gospel musical traditions. The blending of these regional styles had a major impact on musical history. Williams' research has shown that much of the early collaboration took place in the California Hotel ballroom, which was a major venue for jazz and blues entertainers in the 1940s and 50s. The California Hotel History Project is now fundraising to match a CCH matching grant, which would enable them to produce a video documenting the hotel's glorious history.

MORE 1992 CONFERENCE ATTRACTIONS : Eureka "Old Town" Historic District

IT'S OFFICIAL! "Old Town" Eureka is a National Register Historic District with State Significance! The designation came October 15, 1991 from the Keeper of the National Register in Washington, D.C. The Eureka Heritage Society has worked on this project since 1989. Drawing from the Society's previous survey work of the city, the district designation was the next logical step in the preservation process. Funding from the State Historic Preservation Office, the City of Eureka, and individual property owners provided the necessary support to achieve this important recognition step for the district.

Eureka's "Old Town" is recognized as the historic core of the city's commercial, industrial, and residential development. The 23-block District is a cohesive collection of 19th and 20th century buildings including an intact Victorian commercial area. The District includes 161 registered buildings that retain a high degree of architectural and historical integrity with significance to local and state history. The District is bounded by Humboldt Bay to the north, C Street to the west, Third Street to the south and N Street to the east. The primary landmarks that anchor the district are the Carson Mansion to the east and the Eagle House, Scandia, and L'Tosca Hotels to the west.



Second Street, in the heart of Eureka's "Old Town" District (photo credit: Marian Ledgerwood)

Eureka's "Old Town" architecture reflects various historical contexts attributed to the period of significance from 1858-1914. Surviving buildings dating from the earliest settlement period (1850-1870) are primarily vernacular houses and Greek Revival style hotels such as the L'Tosca. These buildings are historically associated with the exploration and settlement of Eureka and Humboldt Bay. The development of the redwood lumber industry and the evolution of fanciful Victorian architecture represent 19th century technological advances made locally as

a result of the industrial revolution. Many buildings represent the growing commercial prosperity of the town as it evolved into a city with "modern" fire-proof brick buildings and cast-iron front stores dating from 1870 to 1905.

The collection of warehouses along Humboldt Bay is another area of architectural interest that has largely been overlooked in the past. These bastions of the bay represent the fishing, lumbering, and shipping industries that thrived along California's Northwest Coast with Eureka as its center during the 19th and 20th centuries. The future preservation of these buildings will be important to balance the representative sample of all types of historic buildings used in Eureka's commercial core.

Inclusion on the National Register is more than an honorary achievement to encourage preservation. A primary advantage to property owners is access to the State Historical Building Code, a mandatory code for historically-designated buildings designed to help allow creative code interpretations so that historic fabric, including architectural elements, will not be destroyed in the rehabilitation process.

The majority of Eureka's historic unreinforced masonry buildings are concentrated in the district. With the aid of the State Historical Building Code, property owners will be able to retrofit at considerable savings. Owners may also profit by using the tax credits available for certified rehabilitations and qualify for low-interest loans for historically designated buildings.

The Heritage Society had lots of help from all the people who volunteered in the planning, funding, research, fieldwork, typing, editing, printing, and support of this important project. Historic designation will encourage the future preservation of Old Town as a cultural legacy for us and other generations to enjoy and treasure – *by Kathleen Stanton*

The Carson Mansion...What Style Is It?

Identifying the exact style of the Carson Mansion is difficult. Architectural historians agree that the general form characterizes Queen Anne, but that Stick-Eastlake characteristics are prevalent. The basic structure is built of local redwood, and each interior and exterior wall is supported by its own foundation. A complex combination of gables, turrets, cupolas, and pillars constitutes the exterior; a central Mansard tower dominates its profile. All of the roof ridges and peaks are topped with large wooden finials. A porch surrounds one-fourth of the exterior and is flanked with cyclopean shaped pillars.

Wrought iron railing surrounds the veranda roof. Above the west and south entrances the insignia of the Masons (Carson was a member) is incorporated into the design of the cresting, along with William Carson's initials, "W.C." Windows adorn the mansion at all levels, and are intricately designed with Queen Anne detailing. The exterior walls of the house are finished in a combination of tongue and groove redwood siding and decorative fish scale shingles.



Entry to the Carson Mansion, site of Thursday night's Opening Reception (photo: Redwood Empire Assoc.)

Several architectural historians have interpreted the exterior of the Mansion: the 1954 edition of the Federal Writers' Project, *California: A Guide to the Golden State*, states that "the tortured ornamentation and the trim paint give it the air of a prop for a Silly Symphony." The 1967 edition declares that "the Carson Mansion...is an example of flamboyant Victorian architecture, the peak of the woodworks' art." In the February 1964 *House Beautiful*, Wayne Andrews, Art Historian at Wayne State University, states that "this monument to the ambition of a local lumber baron may not be a work of art but few works of art as as unforgettable as this businessman's bid for immortality." The *American Heritage of Antiques* in 1969 referred to the profiles of the house as a "what not...[having] a basic construction concealed by or overlaid with a mixed confection of motifs borrowed from everywhere and nowhere." In 1976, Wrenn and Mulloy in *America's Forgotten Architecture* stated that the Carson Mansion, "built as a testimonial to the possibilities of wood in [1884-85], ...epitomized Victorian elegance with a paint scheme outlining its obvious charms."

Although the style of the Carson Mansion seems somewhat undefinable, its effect on the beholder is nevertheless sensational and everlasting – by Jill Macdonald (quotations from Benjamin Sacks, *Carson Mansion and Ingomar Theatre: Cultural Adventures in California* [Fresno: Valley Pub., 1979], pp 47 & 48).

Arcata's Main Street Program

The Main Street program in Arcata began after the downtown started to organize itself in the face of a pending regional mall in the neighboring town of Eureka. That was five years ago; now, as of July, 1991, Arcata has completed a California Main Street Program three-year demonstration project.

Arcata was very fortunate to have hard-working and committed volunteers who have put their hearts into our downtown. "Every Wednesday" meetings are held with 18 to 40 downtown business owners and managers lunching while learning more about business practices and what is happening within the organization and the City of Arcata. The City, especially, has been a concerned partner with the Arcata Downtown Business Community and has provided the necessary funds to make the program work. The City has helped fund the project manager's salary, developed a facade restoration program and improved the Plaza – the heart of our town – with new lighting and landscaping.

Three successful promotions with excellent supporting graphics, two of them involving the local schools, started bringing people back downtown. The Oyster Festival, held the Saturday before Father's Day to honor the fact that Arcata Bay produces the majority of oysters consumed in California, was a big hit. But more lasting accomplishments include: (1) seven facades renovated during the past three years; (2) a reinvestment of \$1.6 million put into the downtown building stock; (3) a consumer survey completed in conjunction with Humboldt State University's Small Business Institute; (4) a restaurant guide distributed to the motels and hotels which includes all annual events and attractions in Arcata; and (5) a directional sign program, soon to be installed.

The Main Street Program has been extremely beneficial for Arcata's business community. Interested volunteers and City support always existed, but the community lacked the tools and education to do the difficult job of revitalizing downtown. The Main Street Program provided the skills. Arcata's Central Business District has survived and will continue with its revitalization work using the Main Street approach to improve the downtown. You are invited to come to Arcata and visit while you are in Eureka for the 1992 CPF conference – by Alex Stillman

Registration packets for the 1992 State Preservation Conference in Eureka, April 23 - 26, are now in the mail. Call CPF (510/763-0972) for more copies.

RESOURCE ROUNDUP

At Risk

The National Register eligible **Public Service Building (Glendale)** is threatened with demolition by the City to create a landscaped plaza. The fate of the Public Service Building, a City-owned cultural and economic asset, may be determined by Glendale's City Council in early March. The Final EIR is due out this month. Two other City-commissioned studies have concluded that the 1929 Art Deco structure is seismically sound, architecturally significant, and can be rehabilitated and reused for less than the cost of demolition and plaza construction. The Glendale Historical Society, Taxpayers to Save Glendale \$Millions, L. A. Conservancy, AIA/LA Chapter, CPF, and local homeowners groups oppose demolition and have commented on the inadequacy of the Draft EIR.

Governor Wilson, after a full year of discussions with senior administration officials, did the expected and backed completion of the **Long Beach Freeway (South Pasadena)** in a January 17 press release. The City of South Pasadena, also as expected, vowed to continue fighting the billion-dollar-a-mile freeway which will devastate the historic core of the community. CALTRANS may release its version of a final EIS in several months, but the Federal Highways Administration is reviewing the draft document – which opponents argue is already out-of-date and still inadequate in its coverage of alternatives. CALTRANS is setting up a “mitigation task force” to meet with opponents and discuss damage control – but not to discuss the many alternatives still viable; opponents contend that this decision “will not stand!”

Galactic Resources Ltd, faced with the enormous cleanup costs at another mine

operation in Colorado, has been reported to be considering selling its mining claims near **Bodie**, the historic Mono County goldtown. Galactic continues its exploratory drilling for gold as resistance mounts to an expanded operation sure to reduce the historic feel of Bodie and introduce environmental threats similar to those uncovered in Colorado.

The Examiner Building (Los Angeles) is threatened with demolition by the Hearst Corporation. The 1915 Spanish Colonial Revival building, designed by Julia Morgan, has been used only as a movie location since the newspaper went out of business several years ago. Hearst's proposed interim use for the site is surface parking. The L.A. Conservancy, opposing the demolition, has urged that letters be sent to the CRA-LA Board (354 So. Spring St., #800, L.A., CA 90013). In addition, the Hearst Corporation in New York can be contacted at (212) 649-2103.

May Company Wilshire (Los Angeles) will be demolished if May Company's joint venture partner, Forest City, succeeds in getting a zone change, an amendment to the General Plan and a “transfer density” from other nearby parcels. The 1939 Streamline building at Wilshire and Fairfax, designed by leading L.A. architect A.C. Martin, is the western gateway to the historic Miracle Mile. Preservationists are proposing a mixed-use project which would include a museum, thereby capitalizing on the building's proximity to both the County Museum of Art and a proposed automobile museum.

At Rest

Ignoring National Register eligibility and a legitimate offer to buy **Synergy House (Palo Alto)**, Stanford University demolished the former fraternity house on November 8. FEMA was, at that time, writing to inform the university that demolition would imperil

Stanford's \$250,000 request for replacement housing. University Trustees, the day before, rejected the proposal by Campus Cooperative Development Corporation to finance repair and create student-owned cooperative housing. The University opposed student-owned housing and argued that the House, an early design of Bakewell and Brown (the architects of San Francisco City Hall and other major campus buildings), had no historic significance.

Ready for Rehab

Continuing its leadership role in using redevelopment funding for preservation, the **Fullerton Redevelopment Agency (Fullerton)** has established a Seismic Rehabilitation Loan. It provides special incentives to owners of about 100 unreinforced masonry buildings in redevelopment areas. A no-interest loan for half of the seismic retrofit costs provides a substantial incentive to ensure that the buildings are preserved.

The 125 year old **Oriental Warehouse (San Francisco)**, the last remaining building of the Pacific Mail Steamship Company, will be converted into artists' live-work space. The Warehouse served as an "Ellis Island" complex for Asian immigrants before the Angel Island compound was opened in 1910. The structure, with its unique interior bay construction, required seismic work but the original plans would have gutted the interior for a "marketplace/office/garage concept" as part of larger condominium development.

Rehabilitated

1142 Westwood Building (Westwood) has been successfully rehabilitated using the Secretary of the Interior's Standards. Originally Ralph's Grocery, the building has for some years housed a movie theatre, a restaurant and commercial storefronts. The owner, Jax of Beverly Hills, has just received final certification for the rehabilitation

of the building, which is also an L.A. City Historical-Cultural Monument. The most noticeable aspect of the project is the removal of brick veneer and the restoration of the original rusticated stone exterior.

Restored

Judy Boyer and Joe Johnson were honored in **Woodland** by Mayor Dudley Holman, their neighbors and the National Trust in late January. **The Spaulding-Boyer-Johnson House** was this year's first prize winner in the Trust's "Great American Home Awards." Boyer and Johnson's immaculate restoration of their Victorian House severely ravaged by fire was chosen in a national competition.

Reprieve

Save Old Architectural Redlands (SOAR) has just received a temporary stay of demolition for seven National Register eligible houses from the California Court of Appeal. SOAR appealed a Superior Court ruling which held that the City of Redlands did not have to prepare an EIR before allowing Sacred Heart Church to demolish the structures. The City had ordered an EIR to be prepared on the church's master plan. When the church revised its application to reflect only the demolition, contending it had no plans for the site, the City approved a negative declaration. In upholding the City's action, the trial court has held, in effect, that CEQA only protects officially designated buildings such as city landmarks.

Many individuals contributed to our first "Resource Roundup." If you want to let the rest of the state know what is happening to important historic resources in your community, simply mail or fax a brief description (25 - 50 words) to us (our fax number is at (510/763-4724). Next newsletter deadline: May 1, 1992.

(Spreckels Building - continued from page 1)

the "Friends of Spreckels" must satisfy certain requirements:

The first two phases are critical: (1) by June 12, 1992, they must produce a report on the economic feasibility of reuse for the building and raise at least \$50,000 in contributions; and, (2) by year's end, they must produce letters of interest from funding and/or financing sources (and raise additional funds to cover the Friends of Spreckels' operating expenses).

By the end of 1993, they must obtain conditional commitments of funds for the project; by mid-1995, they must obtain all necessary discretionary permits for the project; and, by the end of 1996, they must obtain building and grading permits for the project.

While it is true that the clock is ticking, the agreement with Spreckels Corporation is a great victory for the "Friends." They were aided by State Assemblyman Rusty Areias' willingness to speak directly with the president of Spreckels, by the unanimous vote of approval by the Board of Supervisors and the support of the county planners who also favored buying time for the building. The "Friends" are now researching county, state and federal funding sources, but they will focus efforts on finding major corporate and foundation support. You can help by contacting Friends of Spreckels, P.O. Box 7711, Spreckels, CA 93962, or by calling Shelley Strandberg (408/625-5162).

Another Group of "Friends" in Fremont

After two years and five reprieves, the fate of the Cohen Hotel, the last vestige of California's first hot springs resort, now rests with the City of Fremont. Efforts by local historical groups to prevent demolition paid off in a unanimous vote, with one abstention, from the Planning Commission last

November. The commission refused to certify the EIR, or to grant a demolition permit to Frankel Enterprises of San Jose.

The "Friends of the Cohen Hotel" stated the EIR did not examine all viable alternatives to demolition and offered no mitigation for the loss of the privately-owned park where the hotel is located. Restoration costs for the three-story hotel were unreasonably represented, they contended. Developer Lou Frankel appealed the decision, and the City Council voted 4-1 in his favor January 7. It was agreed, however, to allow 60 days before demolition for he and the City to come to a purchase agreement for the hotel.



Fremont's Cohen Hotel (photo credit: Ward Hill)

Built of redwood around 1858 by Clement Columbet, the hotel was part of a resort on the former Rancho Agua Caliente. The Warm Springs spa catered to California's new elite, and was bought by A.A. Cohen, the Central Pacific's attorney in 1868. He added a mansard roof and sold it a year later to Leland Stanford who built a winery nearby, used today by Weibel Bros. The hotel was documented by the Historic American Buildings Survey in 1940. The 20-acre complex slated for 18 luxury homes also includes a fountain built by Josiah Stanford, the three-story Columbet Winery ruin, Native American sites, the hot springs, and stone bridges.

(story continues, top of page 11)

The hotel is adjacent to the East Bay Park District's Mission Peak Regional Preserve; the whole site had been designated a "Class A" park acquisition by the city for almost 20 years until eliminated by a 1991 General Plan update. The hotel was last used as a Mexican restaurant, a part of the Hidden Valley Ranch complex which was rented out for weddings and company picnics.

The City classifies the Warm Springs/Stanford Winery complex as a Primary Historic Resources, a point well argued by hotel supporters, but this status no protection. "What we have is a system that encourages demolition and not preservation," said council member Elaine Loisel at the January 7 meeting. Loisel then made a motion that the city strengthen the protective aspects of the list to avoid similar development tangles in the future, but the motion may have come too late for the Cohen Hotel.

CALENDAR

Demystifying Development Workshops

Now more than ever, you need to learn to "speak the developer's language" in order to make the case for the rehabilitation of historic structures and districts. You will get an overview of real estate basics at these full-day programs, which will take place in:

Los Angeles	February 21
San Diego	February 22
Berkeley	February 28
San Jose	February 29

Registration is \$75.00 for CPF members, which includes the new publication, *A Preservationist's Guide to the Development Process*.

Co-sponsors include: AIA/LA Chapter Preservation Committee; Berkeley Architectural Heritage Association; Berkeley Main Street; Los Angeles Conservancy; San Diego's Save Our Heritage Organisation; San Diego's Centre City Development Corporation; San Jose Downtown Association; San Jose Historic Landmarks Commission; San Jose Redevelopment Agency; and the USC School of Architecture.

Special thanks to the San Jose Redevelopment Agency for the donation of graphics and printing services for the registration brochure!

Feb. 14 - 16 California Mission Studies Association "Eighth Annual Conference" to be held at Mission San Luis Rey: For more information, call the Mission museum (619) 757-3651.

A series of three lectures is to be presented by the Friends of the Gamble House and USC. For more information call (818) 793-3334.

- **Feb. 21** "Romanza: California Architecture of Frank Lloyd Wright" – lecture by Scott Zimmerman;
- **March 24** "Virtue in Design: American Arts and Crafts at the Los Angeles County Museum" – lecture by Leslie Greene Bowman; and,
- **May 17** "Green & Greene Interiors" and a tour, featuring eight homes (including Wright's "La Miniatura") within walking distance of Pasadena's Gamble House

March 10 - 14 Stained Glass Restoration Seminar at Cypress Lawn Memorial Park, Colma, conducted by Art Femenella (Association of Restoration Specialists, Hoboken NJ). Registration is \$350 and includes lunch each day. For more information, contact Barbara Morgan (907) 235-2985.

April 10 - 12 Fired Treasures: A Wealth of Color and Design." a 3-day symposium on early 20th century tile and tile makers in Southern California, sponsored by Tile Heritage and The Workman Temple Homestead Museum. (\$195 before March 15). For more information, contact Tile Heritage Foundation (707) 431-8453

April 23 - 26 CPF's Annual State Preservation Conference in Eureka; watch the mail for your personal invitation and registration material.

Late June - CPF "Hazardous Materials Workshops"; details in the next newsletter.

August 6 - 8 "Driving In and Moving Out: Auto Mobility in Postwar America," a conference to be in Los Angeles, is now in planning stage by the Society for Commercial Archeology. The conference will focus on how the automobile has transformed the cultural landscape and built environment since World War II. For more information, contact H. Lee David (818) 788-3533.

This newsletter was brought to you through the combined efforts of John Merritt, Elizabeth Morton and Dick Price. Contributors include Michael Campbell, William Delvac, Jill Macdonald, Sharon Marovich, Kathleen Stanton, Alex Stillman, Steve Spiller & Shelley Strandberg.

LANDMARK COMMISSION NEWS

In this issue, we are establishing a section dedicated to news from Landmarks Commissions across the state. We also encourage readers to respond to the issues raised by sharing their own strategies and experiences.

Our next newsletter will feature reports from Southern California Commissions. If you want to submit an item for consideration, please contact Elizabeth Morton at (510)763-0972 by April 15.

Unauthorized Demolition Triggers Review of Santa Clara County Policies

Beth Wyman, Commissioner of the Santa Clara County Historical Heritage Commission, reports that the unauthorized demolition of three historic structures has prompted an examination of several of the County's policies and procedures.

The site of the demolitions was one of the original Mexican land grants and functioned for many years as a prune farm; today, it is zoned for multifamily housing and scheduled for annexation by the City of San Jose. The three structures — a 125 year old farm house, a former trading post and a tank house — had all been listed on the County's Heritage Resource Inventory in the past year; any plans to alter or demolish them should have come before the Commission. However, in an scenario that is all too familiar to California preservationists, the lot was cleared without a permit.

The County's demolition ordinance currently imposes a \$500 fine for each unauthorized demolition (regardless of historic status); those the least bit familiar with real estate economics will recognize that this is an extremely small drop in the bucket in the context of most development budgets. The ordinance even allows the perpetrator to apply for a demolition permit retroactively.

The Heritage and Planning Commissions are now recommending the creation of a

task force to re-examine demolition policies. They will also recommend appropriate penalties to the Board of Supervisors. The Commission had previously approved an allocation of funds to move the tankhouse from the site to a park, if necessary to avoid demolition; one suggestion is to recommend that the property owners be required to find a similar tank house and move it to the park.

This case also triggered a review of the County's process for distribution of recent changes to the Heritage Resource Inventory and has served as an impetus to have an updated inventory published and widely distributed as soon as possible. Today, the version of the inventory used by most county departments and available to the public is ten years old; additions and deletions are included in annual supplements, but these loose pieces of paper are often separated from the main document and are frequently not used by administrators. According to Wyman, in this case the contractor had made inquiries to County staff at one point, but the updated information "had not made it to the counter." (Wyman points out, however, that had the owner actually applied for a demolition permit, the Commission would have been notified.)

Could this happen in your town?

Has your Commission devised an effective way to monitor demolitions and ensure that developers know that they will face real consequences for demolishing historic buildings? How do you make sure that all city departments with jurisdiction over demolition and alteration have access to accurate information about your community's historic resources and comply with required review processes?

In the next newsletter, we will include a summary of the best ideas we receive from our readers!

CPF PUBLICATIONS LIST

A Preservationist's Guide to the California Environmental Quality Act, by Jack Rubens and William Delvac. The Guide is a step by step tour of CEQA requirements, useful case law and appropriate strategies you might use in your community; it is, simply, invaluable, easy to understand, and the best publication available on the subject. Price: \$14.00. **[Updated and expanded for the 1991 Annual Statewide Conference in Santa Barbara]**

Conserving Housing, Preserving History Proceedings, edited by Elizabeth Morton, contains presentations made during CPF's housing workshops in June, 1991 in San Diego and Pasadena on strategies for providing affordable housing by reinvesting in older buildings and neighborhoods. The publication includes sections on historic rehabilitation and low income housing tax credits, design and code issues faced when working with older residential building stock, case studies of successful projects and more. Price: \$14.00. A companion binder chock full of valuable information prepared for the workshops, nearly 200 pages long, is also available for \$14.00. Or get both *Proceedings* and binder for \$25.00 **[New!]**

BEST SELLERS STILL IN STOCK

What's In It for You, by Carolyn Douthat and Elizabeth Morton and subtitled "Capitalizing on Historic Resources with the Mills Act and other California Preservation Incentives," was produced in conjunction with the September 1990 workshops in Claremont and San Leandro. This book will tell you all you need to do to set up a Mills Act (property tax incentive) program in your town: it includes a copy of the law, model contracts, how the reassessment is calculated, and the people to contact. It also contains a chapter on other local incentives. Price: \$14.00.

Loma Prieta: The Engineers' View, by John Kariotis, Nels Roselund and Mike Krakower, outlines the causes, reviews the damage and details both

repair and seismic strengthening strategies. Structural engineers from John Kariotis and Associates were employed by CPF to help property owners in Northern California's quake-ravaged towns. Technical issues, structural observations, construction techniques, cost analyses and detailed case studies come to you in straightforward English. This book proves earthquake damage to masonry buildings can be repaired and the probability of future damage reduced in a cost-effective way without seriously impacting historic fabric and design. A "must have," this study sells for \$14.00.

CPF's "Earthquake Policy Manual" — ***History at Risk*** — to help local communities prepare for future earthquakes, develop sensitive seismic strengthening programs, prevent unnecessary demolitions and help property owners do necessary work. Additional chapters outline funding, financing and incentives and recommendations for changes in policy administration and law at the state level. Price: \$14.00.

Preservation for Profit, by William Delvac and Thomas Coughlin, two of the most knowledgeable preservation tax attorneys in the country. Coughlin explores the "certification" process for Tax Act projects, IRS court decisions on preservation tax incentives, and historic preservation easements. Delvac's contributions cover the federal tax incentives in depth. Price: \$17.00.

Historic Preservation Easements in California, by Tom Coughlin, is easily the best and fullest exploration of how this income tax incentive works. Coughlin, "the expert" on preservation easements, produced this volume for a CPF workshop and it has proved to be extremely valuable to organizations and governmental agencies considering the establishment of an easement program; everything you need to know is here. **Being revised for May release.**

Preservation Degrees in California summarizes courses of study generally available, and isolates existing programs which allow students to pursue degrees or specializations (undergraduate and graduate) in Historic Preservation, Public History, Archaeology or Anthropology, Cultural Resource Management or other related fields. This publication gives you both a quick matrix-look at all of the possibilities in the state and a complete list of courses, units, focus and contacts for the programs we discovered. Price: \$5.00.

To order, send a check payable to California Preservation Foundation to: CPF, 1615 Broadway, Suite 705, Oakland, CA 94612. All prices include postage and handling.

MEMBERS AND DONORS DESERVE RECOGNITION AND THANK YOU

Support for CPF has steadily increased. We are particularly grateful to those who added to the membership contribution by making a special donation to our end-of-year Annual Giving campaign. We appreciate those who joined, rejoined or made special contributions during the months of October through December, 1991:

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We are proud of the quality and quantity of our membership, and thank you all !!!

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Remember, along with the rest of the East Bay, CPF's area code became (510) 763-0972 in September, 1991.

The Board of Trustees and staff of the Foundation are dedicated to helping local preservationists win the day. Do feel free to call our Oakland office for help ... or contact a board member in your area. The phone numbers are listed here to make it easy for you to find us. We also need your help as we all work hard to **IMPROVE THE CLIMATE FOR PRESERVATION IN CALIFORNIA**. If you would like to host a CPF membership event in your community, please contact our office at (510) 763-0972.

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